

विकास शोजना -जळार

जळार शासनाच्या विकास निर्गमन नियमावलीत अंपण
व्यक्तीना सार्वजनिक ठिकाणी प्रवेश करणे सोईचे छावे
यासाठी नविन नियम क्र.६१ अंतर्भूत करणेबाबत.
महाराष्ट्र प्रादेशिक य नगर रचना अधिनियम, १९६६
चे कलम ३७ (२) नुसार भंजूर फेरबदल.

महाराष्ट्र शासन
नगर विकास विभाग
शासन निर्णय क्रमांक-टीपीएस-१२०६/२३३३/प्र.क्र.२०/०७/नवि-१२
मंत्रालय.मुंबई- ४०००३२.
दिनांक :- १५ सप्टेंबर २००७.

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिद्ध करण्यात याई.

महाराष्ट्राचे शासनात याच्या ओतेशानुसार य नांदाने,


(अशोक वा. पाटील)
कार्यासन अधिकारी, महाराष्ट्र शासन.

प्राप्ति,

- १) विभागीय आमुक्त, कोकण विभाग, कोकण भवन, नवि-मुंबई.
- २) संचालक नगर रचना महाराष्ट्र राज्य-पुणे.
- ३) उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवि-मुंबई.
- ४) जिल्हाधिकारी, ठाणे
- ५) सहायक संचालक नगर रचना, ठाणे शास्त्रा, जिल्हाधिकारी कार्यालय, कोर्ट नाका, ठाणे.
- ६) मुन्ह्याधिकारी, जळार नगरपरिषद, जळार, जि. ठाणे
- ७) व्यवस्थापक शासकीय मध्यवर्ती, मुंबणालय, चर्नीगेड, मुंबई.

(त्याना विनंती की, सोबतची अधिसूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिद्ध करून त्याच्या प्रत्येकी १० प्रती शासनास य संचालक भगर रचना, पुणे, उप संचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवि-मुंबई मुन्ह्याधिकारी, जळार नगरपरिषद, जळार यांना पाठवायात)

८) निवडनस्ती (कार्यासन-१२)

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महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई- ४०० ०३२.
दिनांक :- १७ सप्टेंबर २००६.

अधिसूचना

क्रमांक-टिपीएस-१२०६/२३३१/प्र.क्र.२०/२००६/नवि-१२

महाराष्ट्र प्रादेशिक
व नगर रचना
अधिनियम,
१९६६.

ज्या अर्थी राज्य शासनाच्या नगर विकास विभागाची अधिसूचना
क्र.टिपीएस-३२९५/४०६/प्र.क्र.८६/९५/नवि-१२ दिनांक ३१.१२.१९९७ अन्यथे जहार
शहराच्या राधारीत विकास नियंत्रण नियमावलीस (यापुढे ज्याचा उल्लेख "उक्त
नियमावली" असा करण्यात येईल) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम
१९६६ (यापुढे ज्याच्या उल्लेख "उक्त अधिनियम" असा करण्यात येईल) चे कलम २३
(१) अन्यथे मान्यता देण्यात आलेली असून उक्त नियमावली दिनांक १५.३.१९९८ पासून
अंमलात आलेली आहे.

आणि ज्याअर्थी, राज्य शासनाने आदेश क्र.टिपीबी/४३२००९/१८२९/
प्र.क्र.२३६/२००९/नवि-११, दिनांक २५/२/२००२ व शासन आदेश क्र.टिपीबी
४३२००९/१८२९/प्र.क्र.२३६/२००९/नवि-११, दिनांक २.३२.२००३ अन्यथे (यापुढे
ज्याचा उल्लेख "उक्त निर्देश" असा करण्यात येईल) महाराष्ट्रातील सर्व नियोजन
प्राधिकरणे/विशेष नियोजन प्राधिकरणे/नवनगर विकास प्राधिकरणे सांना उक्त
अधिनियमाच्या कलम ३७ (१) अन्यथे असे निर्देश दिलेले होते की, अपांग व्यक्तीना
सार्वजनिक व इतर टिकाणी प्रदेश करणे सोबीचे खावे या दृष्टीने विकास नियंत्रण
नियमावलीमध्ये आवश्यक ते बदल केंद्र शासनाच्या "मॉडेल बॉयलॉज" नुसार (यापुढे
ज्याच्या उल्लेख "उक्त मॉडेल बॉयलॉज" असा करण्यात येईल) करण्यात यावे.

आरांग ज्याअर्थी, शासनाच्या उक्त निर्देशांस अनुसरून जहार
नगरपालीषडेने (यापुढे ज्याचा उल्लेख "उक्त नगरपालीषड" असा करण्यात येईल) "उक्त
मॉडेल बॉयलॉज" नुसार नव्याने नियम क्र.६३ अंतर्भूत करणेबाबतचा फेरबदल प्रस्ताव
(यापुढे ज्याच्या उल्लेख "उक्त फेरबदल "असा करण्यात येईल) उक्त अधिनियमाच्या
कलम ३७ (१) अन्यथे वैधानिक कार्यवाही पूर्ण करून शासन मंजूरीसाठी सादर केला
आहे;

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर व उक्त अधिनियमाच्या कलम ३७ (२) मधील प्राप्त अधिकारानुसार उक्त फेरबदलांस मान्यता देण्याच्या निर्णय शासनाने घेतलेला आहे. त्यानुसार

- (अ) मंजूर फेरबदल सोबतच्या "अनेकसंघर" अे" मध्ये दिलेला आहे.
- (ब) सदर अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिद्ध झाल्याच्या दिनांकास उक्त फेरबदल अंमलात येतील.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसुर व नांवाने,

४५
(अशोक बा. पाटील)
कायासन अधिकारी

Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai 400 032.
Date: 17.09.2007.

NOTIFICATION

**Maharashtra
Regional &
Town Planning
Act, 1966.**

No. TPS 1206/2331/CR-20/07/UD-12:

Whereas the Government vide Urban Development Departments Notification No. TPS 1295/406/CR-86/95/UD-12, dated 31/12/1997 have accorded sanction to the Development Control Regulations (hereinafter referred to as "the said Regulations") for Jawhar Municipal Council (hereinafter referred to as "the said Council) under section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") and the said Regulation have came into force with effect from dated 15/3/1998;

And whereas, in exercise of the powers vested under section 37(1) of the said Act the Govt. vide order No. TPB 432001/1829/CR-216/2001/UD-11 dated 25/2/2002 & 2/12/2003 had issued directions (hereinafter referred to as the said Directions") to the all Planning Authorities, Special Planning Authorities, New Town Development Authorities to modify the Development Control Regulations of its jurisdiction to provide facilities for physically handicapped persons as per model building bye-laws forwarded by the Central Government (hereinafter referred to as "the said model bye-laws");

And whereas, the said Council has submitted the proposal to modify the said regulations thereby adding New Rule No.61 as per modified bye laws by following due procedure under section 37(1) of the said Act;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and in exercise of the powers vested under section 37(1) of the said Act, the Govt. hereby -

- A) Sanction the said modification proposal as per Annexure-A appended herewith.
- B) Fixes the date of publication of this notification in the official Maharashtra Govt. Gazette as the date of coming into force of these modification.

By order and in the name of the Governor of Maharashtra,

(Ashok B. Patil)
Section Officer.

**(ACCOMPANIMENT OF GOVT. IN URBAN DEVELOPMENT DEPARTMENT'S
NOTIFICATION NO. TPS 1206/2331/CR-20/07/UD-12
DATED 4.7.2007)**

ANNEXURE-A

NEW REGULATION NO.61

Model Building bye-laws to provide facilities for physically handicapped persons.

BYE-LAWS

1. SHORT TITLE, EXTENT & COMMENCEMENT

- 1.1 These bye-laws shall be annexed to the DCR and building bye-laws of Jawhar Municipal Council.
- 1.2 They shall extend to a whole Municipal Council of Jawhar.
- 1.3 They shall come into force from the date of their publication in the official gazette.

2. DEFINITIONS:

- 2.1 **Non-ambulatory Disabilities**:- Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.
- 2.2 **Semi-ambulatory Disabilities**:- Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
- 2.3 **Hearing Disabilities**:- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 2.4 **Sight Disabilities**:- Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 2.5 **Wheel Chair**:- Chair used by Disabled people for mobility. The standard size at wheel chair shall be taken as 1050 mm. X 750 mm.

3. SCOPE:

These bye laws are applicable to all buildings and facilities used by the public. It does not apply to private & public residences.

4. SITE DEVELOPMENT:

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

- 4.1 **Access path/walk way**:- Access path from plot entry and surface parking to building entrance shall be of minimum of 1800 mm. wide having even surface without any slope. Slope if any shall not have

gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-I). Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

4.2 Parking:- For parking of vehicles of handicapped people, the following provisions shall be made:-

- a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 mt. from building entrance.
- b) The width of parking bay shall be minimum 3.60 mt.
- c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- d) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

5. Building Requirements: The specified facilities for the buildings for physically handicapped persons shall be as follows:-

1. Approach to plinth level.
2. Corridor connecting the entrance/exit for the handicapped.
3. Stairways.
4. Lift.
5. Toilet.
6. Drinking Water.

5.1. Approach to Plinth Level:- Every building should have atleast one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

5.1.1 Ramped Approach:- Ramp shall be finished with no slip material to enter the building. Minimum width of ramp shall be 1800 mm. With maximum gradient 1:12. Length of ramp shall not exceed 9.0 mt. Having 800 mm. High hand rail on both sides extending 300 mm. Beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

5.1.2 Stepped Approach:- For stepped approach size of tread shall not be less than 300 mm. And maximum riser shall be 150 mm. Provision of 800 mm. High hand rail on both sides of the stepped approach similar to the ramped approach.

5.1.3 Exit/Entrance Door:- Minimum clear opening of the entrance door shall be 900 mm. And it shall not be provided with a step that obstructed the passage of wheel chair user. Threshold shall not be raised more than 12 mm.

5.1.4 Entrance Landing:- Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to

coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-I). Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

5.2 Corridor Connecting the Entrance/Exist for the Handicapped:- The corridor connecting the outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:-

- (a) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.
- (b) The minimum width shall be 1500 mm.
- (c) In case there is a difference of level slope ways shall be provided with a slope of 1:12.
- (d) Hand rails shall be provided for ramps/slope ways.

5.3 Stair Ways:- One of the stair-ways near the entrance/exist for the handicapped shall have the following provisions:-

- (a) The minimum width shall be 1350 mm.
- (b) Height of the riser shall not be more than 150 mm. And width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- (c) Maximum number of risers on a flight shall be limited to 12.
- (d) Hand rails shall be provided on both sides and shall extend 300 mm. On both sides and shall extend 300 mm. On the top and bottom of each flight of steps.

5.4 Lifts:- Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passing lift of 13 persons capacity of Bureau of Indian Standards.:

Clear internal depth :	1100 mm.
Clear internal width :	2000 mm.
Entrance door width :	900 mm.

- (a) A hand rail not less than 600 mm. Long at 1000 mm. Above floor level shall be fixed adjacent to the control panel.
- (b) The lift lobby shall be of an inside measurement of 1800 x 1800 mm. or more.
- (c) The time of an automatically closing door should be minimum 5 second and the closing speed should not exceed 0.25 M/sec.
- (d) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exist is either open or closed.

5.5 Toilets:- One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped:-

- (a) The minimum size shall be 1500 x 1750 mm.
- (b) Minimum clear opening of the door shall be 900 mm. and the door shall swing out.
- (c) Suitable arrangement of vertical/horizontal handrails with 50 mm. Clearance from wall shall be made in the toilet.
- (d) The W.C. seat shall be 500 mm. from the floor.

5.6 Drinking Water:- Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

5.7 Designing for Children:- In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrail and others fittings and fixtures etc.

Annexure-I

Explanatory Notes

GUIDING/WARNING FLOOR MATERIAL:

The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:

- a) The access path to the building and to the parking area.
- b) The landing lobby towards the information board, reception, lifts, stair-cases and toilets.
- c) Immediately at the beginning /end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of a ramp.
- e) Immediately in front of an entrance/exit and the landing.

PROPER SIGNAGE:

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision. Whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm. high). For visually impaired persons, information board in braille should be possible to approach them closely. To ensure safe walking there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols/information's should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol mark for wheel chair as shown below be installed at the lift, toilet, staircase, parking areas etc., that have been provided for the handicapped.
